



**City of Trinity, North Carolina
6701 NC Highway 62
P.O. Box 50
Trinity, NC 27370**

LEGAL NOTICE

Notice of Public Hearing is hereby given that the City of Trinity's City Council will hold a public meeting on **Tuesday, April 15, 2014 at 7:00 p.m.** in the City Hall Annex Building located at 6703 NC Hwy 62, Trinity, NC. During the meeting a public hearing will be held on the following item(s):

1. **RIDGE DEVELOPMENT GROUP, LLC** requests the rezoning of the following properties from a Residential Agricultural (RA) Zoning District to Residential Mixed - Urban (RM-U) Zoning District:
 - **RZ# 2.1.14** - Property, approximately .47 acres, located at 6397 NC Hwy. 62, Trinity, NC; and referenced by Randolph County parcel ID #7707388447 (PIN # 7707388447 000).
 - **RZ# 2.2.14** - Property, approximately .22 acres, west & adjacent to 6397 NC Hwy. 62, Trinity, NC; and referenced by Randolph County parcel ID #7707387492 (PIN # 7707387492 000).
 - **RZ# 2.3.14** – Property, approximately .55 acres, located at 6453 NC Hwy 62, Trinity, NC; and referenced by Randolph County parcel ID #7707481874 (PIN# 7707481874 000).
 - **RZ# 2.4.14** - Property, approximately .06 acres, east and adjacent to 6453 NC Hwy 62, Trinity, NC; and referenced by Randolph County parcel ID #7707482848 (PIN#7707482848 000).
 - **RZ# 2.5.14** – Property, approximately 44.28 acres, located at 6423 NC Hwy 62, Trinity, NC; and referenced by Randolph County parcel ID #7707381526 (PIN # 7707381526 000).

2. **BRYD AND BYRD DEVELOPMENT, LLC** requests the rezoning of the following properties from a Residential Agricultural (RA) Zoning District to Residential Mixed - Urban (RM-U) Zoning District:
- **RZ# 2.6.14** – Property, approximately 1.48 acres, located at 4842 Old Turnpike Road, Trinity, NC; and referenced by Randolph County parcel ID # 7707267765 (PIN #7707267765 000).
 - **RZ# 2.7.14** – Property, approximately 1.10 acres, located at 6240 NC Hwy 62, Trinity, NC; and referenced by Randolph County Parcel ID #7707279133 (PIN#7707279133 000).
3. **ZONING ORDINANCE TEXT AMENDMENTS - TA# 3.1.14:** Consider amendments/revisions to the City of Trinity's Zoning Ordinance:
- Article IV-Definitions: Add definitions of Governmental Services;
 - Article V, Application of Regulations: Clarify/amend text in Section 5-1 Zoning Affects Every Building and Use;
 - Article VII, Section 7-13(C)2 Applicability: clarify/amend provisions to address applicability of Old Town Overlay Provisions regarding minor/major expansions;
 - Article VII, Section 7-13(C)3 Standards for Development: clarify/amend provisions concerning parking placement/requirements, driveways and screening; and
 - Article VII, Section 7-15– Permitted Uses in Zoning District: clarify/amend section to allow Governmental Services and accessory uses as a permitted use in RM-U Zoning District, and Old Town Overlay.

Information is available for public review at the City's Planning Department, located in the City Hall Annex Building, 6703 NC Highway 62, Trinity, NC, during regular business hours, Monday – Friday, 8:00 a.m. – 5:00 p.m. Note: Significant changes may be made. All interested parties will be given the opportunity to be heard at the above referenced meeting.

Julie A. Maybee
Planning Director
City of Trinity

Publish Legal: April 1, 2014 and April 10, 2014